

# INTEGRATED SAFEGUARDS DATA SHEET

## IDENTIFICATION / CONCEPT STAGE

**Report No.:** ISDSC16945

**Date ISDS Prepared/Updated:** 10-Mar-2016

### I. BASIC INFORMATION

#### A. Basic Project Data

Country:	Fiji	Project ID:	P159183
Project Name:	Utility Services for the Development of Housing in Squatter/Informal Settlements		
Team Leader(s):	Kamleshwar Prasad Khelawan,Juliet Pumpuni		
Estimated Date of Approval:	30-Sep-2016		
Managing Unit:	GSU08	Lending Instrument:	Lending Instrument
Sector(s):	Transmission and Distribution of Electricity (34%), Sanitation (33%), Water supply (33%)		
Theme(s):	Urban services and housing for the poor (100%)		
Financing (in USD Million)			
Total Project Cost:	4	Total Bank Financing:	0
Financing Gap:	0		
Financing Source		Amount	
Global Partnership on Output-based Aid		4	
Environment Category:	B - Partial Assessment		

#### B. Project Development Objective(s)

The project development objective is to improve the availability and utilization of affordable and better quality basic infrastructure services (electricity, water and sewerage) for low-income households living in squatter areas in Fiji.

#### C. Project Description

The PDO supports the Government of Fiji's (GoF) broader objective of eradicating poverty through the provision of housing and land opportunities for all by:

- facilitating for the provision of basic infrastructure services and affordable and decent housing opportunities for the low income earners and those with special needs;
- providing some form of security of tenure (establishment of property rights); and
- improving urban infrastructures and amenities in compliance with the Fiji Urban Policy Action Plan [2004] and Fiji Urban Growth Management Plan [2006] and Fiji National Housing Policy [2011].

The targeting will be geographic and by low income households (those earning less than FJD15,000 per annum) in identified squatter settlements. These low-income households do not own land or the lease rights to the property and are “squatting” on other people’s land, either illegally or under informal arrangements, as a result, there are no formal utility services available to the settlements. The GoF has a policy of addressing this issue by facilitating formal lease holding over the land, subdividing the land and providing basic services to the communities.

This project links security of tenure with access to basic utility services. The GoF has identified lack of security of tenure and affordable housing and basic utility services as a key priority because of the impact on the social and economic well-being of households living in the informal/squatter settlements. It has established a policy to systematically address this issue through the formalization of titles to leases and provision of services.

The GoF has mobilized the key government departments and the services providers working in consultation with the landowners and the affected communities to advance to implementation of its policy. Availability of finance is the main impediment to achieving security of tenure and access to services.

Access and affordability of basic utility services will also result in greater benefits for the female population in Fiji. Improved access to electricity, water and sanitation will reduce the physical burden associated with organizing alternative sources. Access to services such as clean and affordable energy can also have a positive impact on education (as for example, by extending the studying hours for girls). Safe and sufficient drinking-water, along with adequate sanitation and hygiene, can help in improving women’s and children’s health. Access to services will also free up valuable time, especially for women, widening their employment opportunities (in rural and urban areas). In addition, street lighting will help to improve the safety of women and girls at night. The project will include analysis and consultation on the needs of all users, men and women, as experience shows that the participation of women along with men in project planning, implementation, and maintenance can enhance project efficiency. The project will identify specific gender-targeted activities, especially related to the provision of basic services. Monitoring and evaluation by relevant gender indicators will be included to enable assessment of progress toward greater gender equality and documentation of the actual impacts of access to basic utility services. Socio-economic surveys are underway that will assist with the targeting of project activities.

This project will upgrade four (1200 households) out of nine identified settlements (2,858 households) identified for initial upgrade by the GoF. These settlements are within the reach of existing electricity, water and sewerage infrastructure with adequate capacity. The design phase will determine whether additional infrastructure or enhancement is required. The GoF estimates that there are 15,445 households living in 240 squatter or informal settlements in Fiji and the replication and scale-up potential of this initial project are substantial. This proposed project will provide the GoF with valuable lessons for upgrading squatter settlements and the availability of funds will assist the GoF to achieve its policy objective of eradicating poverty through the provision of housing and land opportunities and basic infrastructure services for all.

#### **D. Project location and salient physical characteristics relevant to the safeguard analysis (if known)**

The four settlement subject to this project are Nadonumai, Qauia, Waidamudamu) and Wakanisila) in the Suva-Nausori Corridor.

## E. Borrower's Institutional Capacity for Safeguard Policies

The Borrower has relevant policies and procedures in place for the implementation of the settlements upgrade which have been piloted previously. Lessons learned during the pilot projects are being addressed in the preparation for the four settlements to be covered by this project. The process is being managed by the Ministry of Housing, Local Government and Environment. Consultants are currently preparing the scheme plans (settlement layout etc) in consultation with the communities and the land owners. Land lease arrangements via the iTaukei Land Trust Board (TLTB) has been completed and followed a well-established leasing arrangement developed in Fiji over many decades. This process is based on the recognition of the customary land owners, extensive consultation and the application of free, prior and informed consent. Lease payments are made by the Government to the customary land owners and managed by the TLTB. The scheme planning and settlement upgrades will comply with the Fiji Environmental Management Act and all land transactions will follow the requirements and processes of the iTaukei Land Trust Board. These activities are outside the sphere of influence of the proposed GPOBA works and will be undertaken irrespective of whether the GPOBA funds are used to provide the urban utilities.

Accordingly, from a safeguard perspective, due diligence will be completed on these activities to ensure the principles of the World Bank safeguards are met and that the requirements of the Fijian legislation (Lands Act, iTaukei Land Trust Board Act, Environmental Management Act etc) have been complied with as a prerequisite to inclusion of a particular settlement in the program, and also for the subsequent disbursement of funds. If all safeguard requirements are not satisfied, GPOBA funds will not be disbursed to reimburse the Government for costs incurred.

All activities supported by GPOBA will be subject to full application of the World Bank safeguard requirements.

## F. Environmental and Social Safeguards Specialists on the Team

Ross James Butler (GSU02)

## II. SAFEGUARD POLICIES THAT MIGHT APPLY

Safeguard Policies	Triggered?	Explanation (Optional)
Environmental Assessment OP/ BP 4.01	Yes	<p>The process is being managed by the Ministry of Housing, Local Government and Environment. Consultants are currently preparing the scheme plans (settlement layout etc.) in consultation with the communities and the land owners.</p> <p>Due diligence will need to be completed on these activities to ensure the principles of the World Bank safeguards are met and that the requirements of the Fijian legislation (Lands Act, iTaukei Land Trust Board Act, Environmental Management Act etc) have been complied with as a prerequisite to inclusion of a particular settlement in the program, and also for the subsequent disbursement of funds for</p>

		<p>Bank supported utilities and services.</p> <p>The Bank supported activities associated with the installation of services and utilities will be construction related and have the potential for minor environmental and social impacts such as trenching, erosion and sedimentation, accessibility, business impacts, noise and dust etc. These activities will be undertaken in full compliance with World Bank safeguards. The client is preparing a detailed Environmental and Social Management Framework (ESMF) to set the requirements for due diligence activities and environmental and social assessments for the project.</p> <p>The ESMF will set screening criteria and also establish requirements for subsequent Environmental and Social Management Plans (ESMPs) to be prepared and implemented during project delivery.</p>
Natural Habitats OP/BP 4.04	No	<p>Utilities will be installed within existing urban areas, public roads and private properties. Impacts on natural habitats is not anticipated.</p>
Forests OP/BP 4.36	No	<p>Utilities will be installed within existing urban areas, public roads and private properties. Impacts on forests is not anticipated.</p>
Pest Management OP 4.09	No	<p>No pest management activities will be part of the project.</p>
Physical Cultural Resources OP/ BP 4.11	No	<p>Utilities will be installed within existing urban areas, public roads and private properties. Impacts on PCR is not anticipated.</p>
Indigenous Peoples OP/BP 4.10	Yes	<p>The land on which the four site sit is customary land. Land lease arrangements via the iTaukei Land Trust Board (TLTB) has been completed and followed a well-established leasing arrangement developed in Fiji over may decades. This process is based on the recognition of the customary land owners, extensive consultation and the application of free, prior and informed consent. Lease payments are made by the Government to the customary land owners and managed by the TLTB.</p> <p>The overwhelming majority of project</p>

		<p>beneficiaries and project affected people are IP. Accordingly, the elements of an IPP will be included in the overall project design. A separate IPP is not required.</p> <p>The project ESMF will establish requirements for due diligence to ensure the principles of OP4.10 have been applied to all customary land related aspects.</p>
Involuntary Resettlement OP/BP 4.12	No	No involuntary land acquisition will be required for the Government program or for the GPOBA supported utilities and infrastructure. The customary land will be acquired by the Government using the established consultation and leasing arrangements through the TLTB (see OP4.10 above). The utilities funded under the GPOBA will be located fully within the areas leased from the customary land owners.
Safety of Dams OP/BP 4.37	No	No dams in the project.
Projects on International Waterways OP/BP 7.50	No	No impact on, for from, international waterways.
Projects in Disputed Areas OP/BP 7.60	No	No disputed areas in the project area.

### III. SAFEGUARD PREPARATION PLAN

#### A. Appraisal stage ISDS required?: Yes

i. Explanation

ii. Tentative target date for preparing the Appraisal Stage ISDS  
30-Apr-2016

#### B. Time frame for launching and completing the safeguard-related studies that may be needed. The specific studies and their timing should be specified in the Appraisal Stage ISDS.

### IV. APPROVALS

Team Leader(s):	Name: Kamleshwar Prasad Khelawan,Juliet Pumpuni	
<b>Approved By:</b>		
Safeguards Advisor:	Name: Peter Leonard (SA)	Date: 14-Mar-2016
Practice Manager/ Manager:	Name: Abhas Kumar Jha (PMGR)	Date: 14-Mar-2016

<sup>1</sup> Reminder: The Bank's Disclosure Policy requires that safeguard-related documents be disclosed before appraisal (i) at the InfoShop and (ii) in country, at publicly accessible locations and in a form and language that are accessible to potentially affected persons.